



Columbus Redevelopment Commission

Regular Board Meeting

March 21, 2016

6:00 p.m.

City Council Chambers

1 of 8

Minutes

The Redevelopment Commission met in Regular Session on Monday, March 21, 2016 at 6:00 p.m.

Call to Order:

The meeting was called to order at 6:00 p.m. by Sarah Cannon.

Attendees:

Commissioners:

☒ Sarah Cannon, Pres. ☒ John Dorenbush, V-P ☒ Don Trapp, Sec.
☒ Umar Farooq ☒ Robert Abrams ☒ Al Roszczyk

Other attendees:

Heather Pope, Redevelopment Director; and Stan Gamso, counsel.

Swearing In

Mayor Lienhoop swore in Al Roszczyk as a Member of the Commission.

Action Items:

1. Riverfront Liquor License Request by Doug Dayhoff d/b/a Upland Brewing Co. Located at 417 Lindsey Street, Columbus, IN – Heather Pope

The President announced that the Commissioner had not had ample opportunity to review the application and chose to table the matter.

Columbus Redevelopment Commission

Regular Board Meeting

March 21, 2016

6:00 p.m.

City Council Chambers

2 of 8



2. Open Riverfront Revitalization Project Manager RFQ responses – Heather Pope

Heather announced there were two (2) responses to the Riverfront Renovation Project Manager RFQ. They opened the sealed responses and announced the respondents.

- a) Core Planning Strategies; and
- b) CWC Latitudes.

Heather reminded the public that these responses would be handed off to a committee consisting of Sarah Cannon, Dave Hayward, Heather Pope and Stan Gamso for review and recommendation to the CRC. The recommendation is to be made on April 18th to the Commission.

3. Approval of Minutes: January 25, 2016 Regular Meeting
February 15, 2016 Regular Meeting

Review of the January 25th and February 15, 2016 Regular Meeting Minutes were had, no corrections or changes were noted. John moved and Umar seconded a motion to adopt same. There being no discussion, the motion passed unanimously.

4. Review and Approval of Claims

Heather presented six (6) claim dockets to the Commission for consideration. The Commissioners had previously examined the claims, John moved and Don seconded a motion to pay said claims. There being no further discussion or public input, upon voice vote the motion passed unanimously.

Discussion Items:

5. Walesboro Flood Study Update – Jeff Bergman, Planning Director



Columbus Redevelopment Commission

Regular Board Meeting

March 21, 2016

6:00 p.m.

City Council Chambers

3 of 8

Jeff presented an update on the Walesboro Flood Study. He noted that the Commission and the City wanted to look into the possibility of removing much of the Airport from the current FEMA flood plain.

There is a natural watercourse, referred to as the Walesboro Drain that lies on the West side and South side of the Airport property. This water course is a critical issue for the mapping and future development.

Under the present FEMA map, development would be prohibited on the site or it would be necessary to fill the site to protect property from flooding.

The City and the Commission hired Christopher Burke Engineering in 2012 to study the new FEMA maps to determine the extent of possible flooding. Then in 2014 the CRC engaged LandWater Group of Columbus to examine the present maps and offer yet again another opinion. LandWater suggested that the modeling software and analysis may not be reflective of the site.

Since that time, there has been consensus between LandWater, Christopher Burke, and DNR/FEMA that the Walesboro Airport is a unique site and the estimates of flooding may not be as realistic as first thought.

LandWater Group has been exploring different protocols that would modify the existing modeling techniques. The goal is to present a model that looks at the whole parcel and yet tries to balance a new protocol within the existing FEMA rules.

Christopher Burke, LandWater and FEMA all seem to generally agree that there is not enough water falling on this site that would cross the entire parcel to flood.

To date, there have been coordinated meetings with DNR and LandWater where the draft studies have been presented. DNR is studying those and once completed will forward same to FEMA for consideration. Jeff noted that the process used was to get the parties to agree on the science, then agree on the affect the new modeling protocols would have on the site and finally have DNR make a referral to FEMA.



Columbus Redevelopment Commission

Regular Board Meeting

March 21, 2016

6:00 p.m.

City Council Chambers

4 of 8

He noted this could take a few months before DNR has completed their review and another, un-estimated period, for FEMA to consider same.

6. Walesboro Development Plan & Fiscal Impact Analysis – HWC

Chris Hamm and Sean Downy from HWC presented their analysis of the Walesboro Airport.

HWC was asked last year to undertake a study of the Walesboro Airport for possible future industrial development. They made their initial presentation in December of 2015. Now with the new Commission and Commissioners, they have been asked to re-present their work and recommendations.

Prior to commencing their study, they were aware of the redrawn FEMA flood maps for the site. They were also aware of the work the City, the CRC, Burke, LandWater and FEMA was undertaking regarding the site. Their proposals anticipate that the flood plain issues as previously presented by Jeff will all be resolved.

Chris noted that their initial work commenced with the 2012 Master Plan. The Airport was seeking private development of the site or were looking into self-development of the site in 2015.

The 2012 concept called for high tech tenants and light to mid-range industrial. There is a possibility of rail access to the site but with the type of development planned it did not appear necessary.

However, of great importance to two (2) companies, Cummins and Faurecia, was the presence of a test track.

The plan they developed would continue to utilize a test track. Also, their plan would allow for development in phases such that the City could build out phase 1A and 1B without the necessity of resolving all site issues initially.

Their plan, presented in both Powerpoint and hard copy, called for a five (5) phase development. Phase 1A and 1B would be easier to develop and at the lowest cost. I would also allow the test track on the present runways to remain intact. Both



Columbus Redevelopment Commission

Regular Board Meeting

March 21, 2016

6:00 p.m.

City Council Chambers

5 of 8

phases would develop one-hundred and forty-one (141) acres. Adequate utilities and services presently exist on this site today.

Then moving along to Phase 2 that would be a one-hundred and sixteen (116) acre development. Then Phase 3 would be some one-hundred and thirty six (136) acres and Phase 4 would be some one-hundred and seventeen (117) acres. The total build out without a test track would be some five hundred and sixteen (516) acres and consist of thirty-nine (39) lots.

Sean discussed the various cost aspects of the project, possible obstacles, special requirements of the city plan and possible cost savings. As possible mitigation to the project costs:

The detention ponds could be developed by the buyers of the lots, roadway development could be reduced or eliminated, bike lanes could be removed, and the site plan calls for curb and gutters, all of which could be eliminated in favor of directing water into swales.

He estimated project savings could be in the order of \$15 million.

Then the meeting segued into a substantial discussion regarding the test track, usage, design, space considerations, etc. After a while, the President announced this topic would have to be more fully considered by the community, the city management and the present users, Cummins and Faurecia. She thanked Chris and Sean for their presentation.

7. Update on the Columbus Redevelopment Commission Bond Refinancing – Heather Pope

Heather reported that the initial reports are that the 2016 Series A bond which is tax exempt will have a yield of 2.13% and the series B bond, the taxable bond, will yield 2.53% for an expected savings of \$900,000 over the life of the bonds. The transaction is expected to be concluded on March 30, 2016.

Reedy & Associates will have a more comprehensive report at the next meeting.



Columbus Redevelopment Commission

Regular Board Meeting

March 21, 2016

6:00 p.m.

City Council Chambers

6 of 8

Committee Updates

- **Riverfront Revitalization** – Sarah Cannon

Sarah noted that a review of the responses to the RFQ will commence as soon as the subcommittee can be convened. Presentation of recommendations will take place at next month's meeting.

- **Railroad** – John Dorenbusch

John noted the committee consists of eleven (11) people. They met on February 24th and March 23rd.

The focus on the committee will be the 2nd and 3rd Street interchange and crossing.

Presently the railroad has a plan for a \$100 million upgrade from Jeffersonville to Indianapolis. The plan is to increase the number of trains daily to some twelve (12) to seventeen (17) and operate them at higher speeds. Their plan also calls for installation of a new bridge over the Flat Rock River.

There are some thirty-two (32) rail crossings in Bartholomew County.

Initial discussion has centered on a new interchange at State Road 46.

Heather noted that an RFP has been issued by the Engineering Department to study the present day impact of rail traffic and the estimated impact of increased rail traffic.

- **State Street** – Umar Farooq, Al Roszczyk



Columbus Redevelopment Commission

Regular Board Meeting

March 21, 2016

6:00 p.m.

City Council Chambers

7 of 8

Al reported a meeting was held on March 7. Dave Hayward has been coordinating with INDOT on their overlay project.

Also, there has been discussion of re-routing the People Trail up to 5th Street. Dave presented a brief summary of the modification and noted that all the affected property owners along 5th Street embraced the plan.

Finally, Al reported that there appears to be some agreement on the lighting for the State Street Bridge. Duke Energy will maintain the lights and the City will maintain the poles. Umar suggested that the City consider selling brick pavers in an effort to both enlist public support and defray costs.

Adjournment

There being no further business, Don moved and Umar seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 8:15 p.m.

Approval of ____ day of _____, 2015 minutes.

President

Vice-President

Secretary

Columbus Redevelopment Commission



Regular Board Meeting

March 21, 2016

6:00 p.m.

City Council Chambers

8 of 8

Member

Member

Date: _____